160.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,100 / 842,100
					USE VALUE:	842,100 / 842,100
					ASSESSED:	842,100 / 842,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYNES WILLIAM A--ETAL
Owner 2:	FAIRBANK LAURA K
Owner 3:	
Street 1:	115 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 2355 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	311,900		530,200	842,100
Total Card	0.258	311,900		530,200	842,100
Total Parcel	0.258	311,900		530,200	842,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.62 /Parcel: 357.62

Legal Description

User Acct: 107128

GIS Ref:

GIS Ref:

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date: 06/08/18

!12554!

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,900	0	11,250.	530,200	842,100		Year end	12/23/2021
2021	101	FV	301,100	0	11,250.	530,200	831,300		Year End Roll	12/10/2020
2020	101	FV	301,100	0	11,250.	530,300	831,400	831,400	Year End Roll	12/18/2019
2019	101	FV	247,700	0	11,250.	530,300	778,000	778,000	Year End Roll	1/3/2019
2018	101	FV	247,700	0	11,250.	469,700	717,400	717,400	Year End Roll	12/20/2017
2017	101	FV	247,700	0	11,250.	393,900	641,600	641,600	Year End Roll	1/3/2017
2016	101	FV	247,700	0	11,250.	393,900	641,600	641,600	Year End	1/4/2016
2015	101	FV	232,500	0	11,250.	340,900	573,400	573,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:06:21

LAST REV

Date	Time
07/03/18	15:05:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12554

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13378-650		1/1/1978		60,000	No	No		Y

USER DEFINED

Prior Id # 1:	107128
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2013	1192	Manual	1,890	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	MEAS&NOTICE	BS	Barbara S
1/16/2014	Info Fm Prmt	EMK	Ellen K
12/19/2008	Meas/Inspect	336	PATRIOT
12/3/1999	Meas/Inspect	256	PATRIOT
7/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA:	0.25826	Total SF/SM:	11250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	530,247	Spl Credit		Total:	530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.05061042
Const Adj.:	0.99989998
Adj $ / SQ:	115.556
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451987
Depreciation:	140116
Depreciated Total:	311871

COMMENTS

OF=BMT SINK NC=CHECK COND 7/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

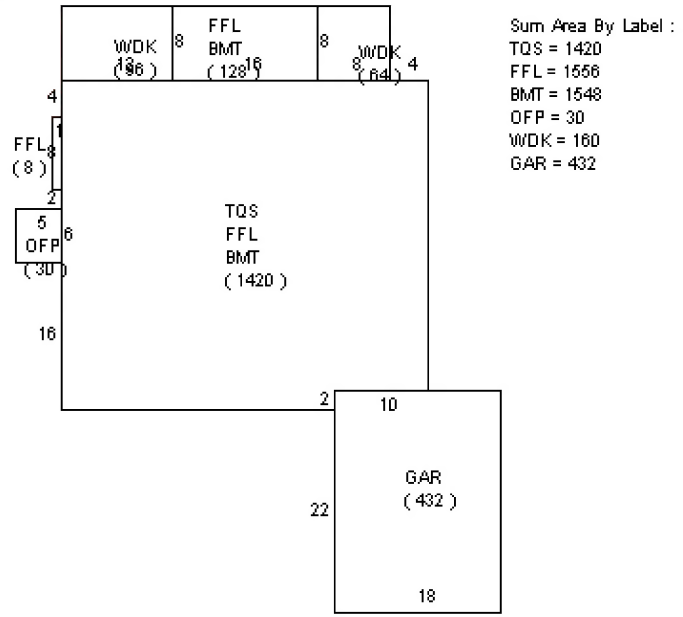
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	115.56
Special Features:	0	Val/Su Net:	65.10
Final Total:	311900	Val/Su SzAd	119.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,556	115.560	179,804
BMT	Basement	1,548	34.670	53,664
TQS	3/4 Story	1,065	104.000	110,760
GAR	Garage	432	20.780	8,979
WDK	Deck	160	12.250	1,960
OFP	Open Porch	30	44.000	1,320

Net Sketched Area:	4,791			Total:	356,487
Size Ad	2621	Gross Area	5146	FinArea	2355

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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PARCEL ID

160.0-0005-0010.0

IMAGE

AssessPro Patriot Properties, Inc